

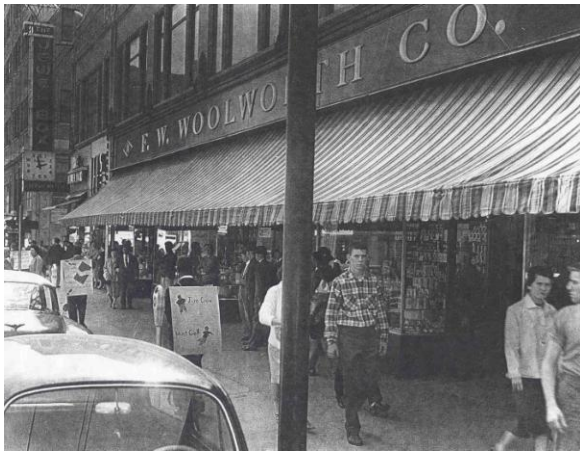
City of Greensboro Consortium

Greensboro/Guilford/Burlington/Alamance

2008-2009 Consolidated Annual Performance Evaluation Report



(Vintage photos courtesy of Greensboro Historical Museum)



The F.W. Woolworth Company Building, located in downtown Greensboro, was the site of the 1960 lunch counter sit-in during the civil rights movement. Federal funding is enabling the building to be renovated for the International Civil Rights Center and Museum.

1. General Narratives

1.1 Assessment of 5 Year and 1 Year Goals and Objectives:

The City's 5-Year Consolidated Plan outlines numerical goals for the production and maintenance of affordable housing. The City weights the criteria for selecting housing development projects under its competitive Request for Proposals (RFP) process to encourage conformance with the stated Consolidated Plan goals and other City housing policies.

The City has either exceeded or is on track for completion of 5 year goals in the single family homeownership, affordable rental, and homeowner repair and rehabilitation categories. We are increasing our emphasis on substantial rehabilitation of existing rental and rental units affordable to extremely low income residents in order to meet those targets as well.

During the 2008-09 program year, Greensboro awarded \$596,000 to support the Penry Crossing development of 72 one, two and three bedroom rental units for families and \$700,587 to support the Denim Village at White Oak development of 72 one and two bedroom rental units for families. Additionally, \$207,637 was awarded to *Partnership Homes* as a CHDO sponsor for the Servant Center's Glenwood Housing II project to construct 12 studio units as permanent supportive housing for disabled homeless individuals

Greensboro also awarded funds to support affordable single-family housing development; \$133,417 was awarded to the *Self-Help Community Development Corporation* to subsidize the development of five single-family homes affordable to households earning below 80% of area median income.

All new units produced are required to meet Energy Star program standards and a portion of the units must meet City accessibility standards.

Maintaining a strong stock of existing housing continues to be a community priority. Throughout the program year staff worked with homeowners and investor owners to rehabilitate sub-standard housing, and to mitigate safety and health concerns related to lead-based paint. Housing Greensboro, a non-profit repair and rehabilitation program expanded its capacity. Also, Greensboro is working with Guilford County on two state funded scattered site homeowner rehabilitation programs.

The City was awarded \$2.625 million in Neighborhood Stabilization Program funds to address the negative effects of foreclosure on neighborhoods. Greensboro will be focusing much of that assistance on homeownership opportunities.

In November 2008, the voters approved a \$1 million dollar bond referendum to support affordable housing activities. These funds will be available in 2009-10.

Neighborhoods were in the forefront during 2008-09, with work continuing on Phase II of Willow Oaks, in the Ole Asheboro target area, and in the South Elm Street redevelopment project area.



The Havens at Willow Oaks

The City of Greensboro was awarded a \$1M Environmental Protection Agency (EPA) Brownfields Revolving Loan Fund (RLF) grant during the 2008-09 program year. This five year EPA grant provides funding to capitalize a revolving fund to carry out cleanup activities at eligible brownfields sites. The EPA defines a brownfield as *'real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.'* Greensboro's RLF Program will offer loans or grants of up to \$200,000 to for-profit developers, non-profit developers or private property owners for brownfields cleanup. Special financing consideration will be given to development projects that have established timelines, experienced development teams, committed funding sources, community support and/or support development in the city's identified reinvestment areas and corridors. Additional consideration will be given to projects that create permanent jobs or produce new or rehabilitated affordable housing units.

Greensboro maximizes federal Community Development Block Grant (CDBG), HOME Program, and Emergency Shelter Grant (ESG) dollars by using these funds in conjunction with other local, State and Federal funds such as:

- City local tax dollars designated for housing in the Nussbaum Housing Partnership Fund, and voter approved housing and neighborhood redevelopment bonds.
- Low-Income Housing Tax Credits, Supportive Housing Development Program, Urgent Repair, and Single Family Rehabilitation program funds available through the North Carolina Housing Finance Agency, and Scattered Site Rehabilitation program available through the NC Division of Community Assistance.
- Other federal funding sources include HUD Continuum of Care, Lead Paint Hazard Control and Remediation, Environmental Protection Agency Brownfield Assessment and Clean-up and Revolving Loan grants.

City of Burlington

Assessment of Five Year Goals

As of June 30, 2009, the Burlington completed 88 percent of its five-year goal for housing rehabilitation and 230 percent of its five-year goal for homebuyer assistance.

During the program year, Burlington rehabilitated twelve (12) owner-occupied houses using Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) Program, and leveraged resources. Of the eight (8) units tested, Burlington used interim controls or abatement procedures to reduce the lead-based paint hazards in six (6) positive units. All rehabilitated units were brought from substandard to standard conditions and made energy efficient.

Burlington did not undertake any rental housing rehabilitation projects. Therefore, it did not address “worst case” needs for renters who are unassisted, very low-income renter households paying more than half of their income for rent, living in seriously substandard housing or households that had been involuntarily displaced.

As a member of a HOME Program Consortium, Burlington conducted a homebuyer’s assistance program using American Dream Down-payment Initiative (ADDI) funds. In 2008-09, Burlington assisted nine (9) low and moderate-income first-time homebuyers with down-payment assistance to purchase homes.

1.2 Affirmatively Furthering Fair Housing

In FY2008-2009 Greensboro completed an update of the Analysis of Impediments to Fair Housing Choice. The City utilized data from a Home Mortgage Disclosure Act (HMDA) analysis and a UNCG (Local University) coordinated paired testing of accessibility to rental housing in the update to the Analysis of Impediments to Fair Housing Choice.

During FY2008-2009 the Greensboro Fair Housing Specialist received 11 new cases, helped approximately 301 callers with technical assistance, trained 670 individuals in Fair Housing and participated in informational forums sponsored by the East Market Street Community Redevelopment Corporation, The Greensboro Central Library, Guilford County Schools Social Workers, Church World Service, Triad Pride and Partners Ending Homelessness. Additionally the Fair Housing Specialist participated in interviews with the City of Greensboro Government channel, and cable channel 61, WXLl to disseminate information on fair housing to city residents.

City of Burlington:

Spring 2006, Burlington conducted an update to the analysis of impediments to fair housing choice in its jurisdiction. Burlington identified two primary concerns, attitudes and bias or NIMBY syndrome and lending policies and practices, which can have an impact on equal choice in housing in the Burlington area. In its 2008-2009 Action Plan, the City integrated actions to encourage non-discrimination and fair housing choice for all individuals into its annual activities and efforts to remove barriers to affordable housing.

1.3 Affordable Housing

Greensboro's CDBG and HOME programs and HOME Consortium member programs address the need for affordable housing. The comprehensive approach focuses on four primary objectives:

- Expanding the supply of affordable rental housing for very low and low-income households;
- Addressing the housing needs of the homeless and near-homeless in a continuum of care approach;
- Collaborating with local non-profit homebuilders and through the private market to provide affordable homeownership opportunities; and
- Continuing a long standing commitment to maintaining the condition of the existing housing.

Property Acquisition

The Greensboro Redevelopment Commission acquired no additional property during this fiscal year. One property was received by the City as a deed in lieu of foreclosure and will be rehabilitated and sold utilizing the Neighborhood Stabilization Program funds.

Property Disposition

The Greensboro Redevelopment Commission sold three parcels in the Eastside Park neighborhood for development of a maternity home for teens and their children. This innovative partnership between Youth Focus, Inc., the YWCA, the University of North Carolina Greensboro's Interior Design Program and Guilford Technical Community College's Construction Skills programs, links experienced teen service providers with student-led volunteer building design and construction to create a place where teen mothers can be supported in their choice to raise their child.

Single Family Home Development

Several affordable single-family housing development projects were under construction throughout Greensboro during the program year. In addition to the new construction activity, Housing Greensboro was acquiring, rehabilitating, and reselling property, and Habitat started work on a townhouse project.

| | Total # Lots | HOME Lots | Prior Sales | 08-09 Sales | HOME \$ Committed | Other City \$ Committed | Develo per /Builder | Status |
|--|-----------------|--------------|----------------|----------------|----------------------|----------------------------|-------------------------------|--------------|
| Greensboro | | | | | | | | |
| Operation Infill - Phase 4 | 7 | 7 | 0 | 6 | \$73,641.35 | | Habitat | Construction |
| Operation Infill - Phase 5 | 9 | 9 | 0 | 5 | \$162,000.00 | | Habitat | Construction |
| Arbor Court | 20 | 20 | 0 | 6 | \$278,147.00 | \$280,000 | Habitat Housing Greensb | Construction |
| CHDO Rehab/Resale Ole Asheboro New Homes – 07-08 | 9 | 9 | 1 | 1 | \$227,500.00 | | oro Self- Help CDC | Construction |
| Ole Asheboro New Homes – 08-09 | 4 | 4 | 3 | 0 | \$45,800.00 | | Self- Help CDC | Sales |
| Willow Oaks - Phase 2 | 3 | 3 | 0 | 0 | \$77,160.00 | | Urban Atlantic | Construction |
| | 180 | 48 | 13 | 6 | \$662,384.00 | \$12,451,624 | | Construction |
| Total 08-09 Sales: | | | | 24 | | | | |

Habitat's Operation Infill and Self Help's construction activity is addressing the need for new development in infill areas. Arbor Court, Habitat's 20 unit townhome development in Eastside Park, is an exciting new development that is providing homeownership opportunities for smaller households and disabled residents who earn incomes as low as \$16,000. Housing Greensboro is also providing affordable homeownership opportunities in our target areas through a purchase-rehabilitation-resale program.

24 homes were sold in the active projects listed above. 12 households were earning less than 50% of Median Family Income (MFI), 12 households earned more than 50% but less than 80% of MFI. 21 households were African American, 2 were Asian and 1 was White.

City of Burlington

As a further strategy to create opportunities for homeownership for low and moderate-income households, Burlington supported the activities of non-profits to develop affordable housing. Burlington assisted Alamance County Community Services Agency (ACCSA), its Community Housing Development Organization (CHDO), continued endeavors to develop homes on Apple Street in the Apple Tree Village subdivision on city-owned lots.

During the program year, the agency constructed one house in the subdivision. Plans and construction of the home conformed to Advanced Energy's program standards that exceed the Energy Star requirements.

The agency plans to begin construction of a house in the subdivision during Spring 2010. Due to the economy, requests for homeownership in the subdivision decreased. Some participants dropped out of the counseling program for prospective homebuyers.

First Time Homebuyers

Preservation of homeownership and increasing access for first time homebuyers have become significant issues due to the foreclosure and credit situations in the current housing market.

Greensboro funded 6 second mortgage loans to first time homebuyers for a total of \$23,000 through the Greensboro Affordable Home Loan Initiative (GAHLI). All 6 households were African-American and 4 were female-headed households. Income characteristics: these six households were above the 50% median but below 80% median.

The City of Greensboro received approval from HUD for a participation in the Good Neighbor Next Door Program which allows first time homebuyers who are teachers, police, firefighters and emergency management technicians, or qualified non-profits to purchase HUD foreclosed housing in Guilford County at a substantial discount from the listing price. Feedback from realtors indicates that teachers and firefighters are taking advantage of this purchase opportunity.

The City was awarded \$2.625 million in Neighborhood Stabilization Program funds from the NC Department of Commerce to mitigate the negative effects of foreclosures on neighborhoods. The City will be using those funds to assist homebuyers in the purchase of foreclosed property and to purchase, rehabilitate and sell foreclosed homes for affordable housing.



A Prospective Homebuyer Stops by a Booth at the Willow Oaks Housing Fair

City of Burlington

As a member of a HOME Program Consortium, Burlington conducted a homebuyer's assistance program using American Dream Down-payment Initiative (ADDI) funds. In 2008-09, the City assisted nine (9) low and moderate-income first-time homebuyers with down-payment assistance to purchase homes. Through Alamance County Community Services Agency (ACCSA) certified housing counselors, each assisted homebuyer completed a housing counseling program.

High Point:

High Point withdrew from the Greensboro led HOME Consortium at the end of FY04/05 and is no longer a participating member. However, the Greensboro Consortia still has reporting responsibilities for funds remaining from previous fiscal years.

While prior year funding remains available in FY08/09 there was no reported or reimbursed homebuyer activity utilizing HOME Program funds in High Point using Greensboro Consortium HOME funds.

Affordable Rental Housing

Two affordable rental projects totaling 112 units were under construction in 2008-09:

Rankin King Farm Apartments— Proximate to the earlier Rankin School Place development near Summit Ave and Yanceyville St, Rankin King Farm will consist of 10 2-bedroom and 34 1-bedroom units of elderly/disabled housing. The City has committed \$635,000 in HOME funds to this project. The project will have units available to rent in early 2009-10.

Churchview Place - located at the southern end of the Glenwood neighborhood, Churchview Place will consist of 8 2-bedroom and 60 one bedroom units of elderly/disabled housing. The City has committed \$888,284 in HOME funds to this project.

City of Burlington

Burlington did not undertake any rental housing rehabilitation projects. Therefore, it did not address “worst case” needs for renters who are unassisted, very low-income renter households paying more than half of their income for rent, living in seriously substandard housing or households that had been involuntarily displaced.

Maintaining the Existing Housing Stock

All Consortium members strive to maintain the existing housing stock by assisting owner-occupants. Housing rehabilitation programs use multiple funding sources to accomplish this goal. Funding sources include CDBG, HOME, Duke Energy, Urgent Repair, and HUD Lead Hazard Control.

New opportunities include the use of funds from the Guilford County Scattered Site Program and the NCHFA Single Family Rehabilitation program for homeowner rehabilitation in the non-entitlement areas of Guilford County.

Please see section 2.9 for specific Greensboro program accomplishments.

Additionally, the City has developed a housing assessment tool which can be used on a PDA or notebook computer and has tested the program with a neighborhood wide housing assessment in the Ole Asheboro neighborhood.

City of Burlington

Burlington/Alamance rehabilitated 9 homes which included \$349,072.76 in HOME funds.

Section 215 Affordable Housing

All Section 215 affordable housing opportunity requirements were met in FY2008-2009.



612 Arlington Avenue Before and After Rehab



1907 Phillips Avenue after Rehab

1.4 Continuum of Care Narrative

Greensboro funds a number of agency programs and activities that assist currently homeless

residents and help prevent homelessness. The community is making progress in creating a broad-based system of services and infrastructure with the ultimate goal of ending chronic homelessness in 10 years and reducing the incidence of all types of homelessness. A point in time count conducted in January of 2009 identified 1108 persons meeting the federal definition of homeless. 839 students were also identified.

Greensboro, High Point and County-based homeless providers are organized to address the ever-changing needs of these homeless individuals and families through the Homelessness Prevention Coalition of Guilford County (HPCGC) [www.hpcgc.org]. The group's goal is to create a Continuum of Care that addresses client needs and seeks funding through a combination of local and Federal sources. HPCGC meets on a monthly basis to share information, to refine their Continuum of Care goals and strategies, to identify other services needed in the community, and to continue to foster good working relationships between the homeless providers at a county-wide level.

In 2007, the 10 Year Plan "Partnering to End Chronic Homelessness in Guilford County, High Point and Greensboro" was completed and continues to be funded through grants from local foundation. Direction for the plan implementation is provided by a Leadership Council, composed of municipal, foundation and private sector leaders. The housing portion of the plan that was jump-started by a \$644,280 two year grant from the State Department of Health and Human Services to house and serve chronically homeless individuals with a mental health diagnosis, expired, but is being funded again through the State's administration of the Homelessness Prevention Rapid Re-housing program. This award to Guilford County is a positive reflection on the strong partnerships between area agencies.

HUD approved a county-wide 2008 Continuum of Care grant in the amount of \$1,236,264 supporting 14 new and renewing projects. New projects include: Open Door Ministries' Permanent Supportive Housing Project.

1. General Narratives

During fiscal year 2008-09, a total of \$837,063 in local and Federal funds administered by the City of Greensboro supported thirteen organizations to provide eighteen homeless preventions service programs serving 10,823 people. The number of people served with homelessness prevention programs supported through the City of Greensboro increased by 17.5% from fiscal year 2007-08, which had a 9% increase over fiscal year 2006-07.

The Continuum of Care New Initiatives Committee collaborated with the City to develop a proposal for the Federal Homelessness Prevention Rapid Re-housing Program. Homelessness prevention and Rapid Re-housing Services under a three year award of \$781,141 will be carried out by Family Service of the Piedmont and the Greensboro Housing Coalition. The CoC New Initiative Committee also requested the City to apply for an additional \$2.2 Million for those agencies plus Greensboro Urban Ministry and the Salvation Army of Greensboro to serve Greensboro and Guilford County. Status of that application is pending.

\$83,785 in Emergency Shelter Grant Funds supported two shelter operations programs. Those funds were matched with \$361,536 in Nussbaum Partnership funds. Combined ESG and Nussbaum Partnership funding of \$445,321 supported a total of 11 transitional and emergency shelter operation programs.

Day Center Shelter: A temporary emergency Day Center was launched through a collaborative initiative that included the Greensboro City Council, the Community Foundation of Greensboro and the Interactive Resource Center. The department of Housing and Community Development funded \$15,000 from Nussbaum Partnership funds for temporary emergency operations services.

In addition, City Council appropriated \$270,000 to the Community Foundation for the shelter's permanent site development and \$30,000 for program development which continues to be conducted in an auxiliary building at Bessemer United Methodist Church in Greensboro. A private donation of a suitable facility was donated to the Community Foundation. Plans for up-fitting the facility and sourcing ongoing operation funding are underway. During FY 2008-09 469 people were served at the Interactive Resource Center.

Emergency Shelters: \$148,236 in Nussbaum Partnership funds supported operation of five Emergency Shelters serving 2,185 people, who were homeless individuals, youth, families, or battered women and their children. Additional emergency shelter services were provided through the WE (Winter Emergency) Initiative, a collaboration of local congregations funded through private donations including Operation Greensboro Cares.

Transitional Shelters: A total of \$213,300 in local and federal funds supported six Transitional Shelters serving 308 people who were homeless individuals or families.

Emergency Assistance: \$102,976 from Nussbaum Housing Partnership funds and \$140,000 from privately raised local Operation Greensboro Cares funds assisted three agencies with helping families to stay in their homes or access housing. Three Emergency Assistance programs served 2,453 people.

Housing Counseling and Referral Information: \$73,112 in Nussbaum Partnership funds supported the Housing Hotline and \$16,500 in Nussbaum Partnership funds supported the Greensboro Housing Coalition Operation as a HUD Counseling agency, which assisted people with counseling and information referral services to maintain or find stable housing, shelter, and other essential services. 4147 people were served through the Housing Hotline.

NCHousingSearch.com: \$12,360 supported an online affordable rental housing locator system for Guilford County. This service has become an extremely useful tool for finding affordable housing. In Guilford County, over 312,000 housing searches were recorded in 08-09, over 1,500 landlords are participating and the listings cover over 11,100 units. The State of North Carolina will fund this service with Homelessness Prevention Rapid Re-housing funds in 2009-10.

Partnership Village Tenant Based Rental Assistance: \$14,820 in Nussbaum Partnership funds were used to serve 261 people in transitional housing.

Rental Housing Vouchers: \$23,713 from Nussbaum Partnership funds were utilized by the Greensboro Housing Authority to provide vouchers for 4 chronically homeless individuals who have a mental health diagnosis. 4 individuals were served.

Ten Year Plan to End Chronic Homelessness: \$24,283 from Nussbaum Partnership funds were utilized by the Greensboro Housing Authority to provide vouchers for 6 chronically homeless individuals. 6 individuals were served.

No clients left the voucher programs in 2008-09; however 3 clients will be transitioning to mainstream vouchers for 2009-10 and will be replaced with new clients.

City of Burlington

Organized in January 2000, the Alamance County Interagency Council for Homeless Assistance oversees the local formal Continuum of Care, a community-based, comprehensive and coordinated housing and service delivery system. Each year, the Council revises its "gaps analysis" to determine the unmet needs in services or programs for the homeless.

1.5 Other Actions

a) Meeting Under-Served Needs

Increasing the supply of affordable housing remains one of Greensboro's greatest needs. The City works with local community partners and the North Carolina Housing Finance Agency to direct a variety of resources toward expanding affordable housing options.

A total of 112 multi-family rental units are in progress in two developments. In addition, the award of a Continuum of Care Grant will help area agencies provide permanent supportive housing and supportive services to homeless residents.

In order to increase funds for homelessness prevention during a time of decreasing revenues, and expanding needs, Greensboro allocated \$200,000 in HOME vouchers tenant based rental assistance in their 2009-10 Fiscal Year budget.

City of Burlington

During the program year, the City leveraged its housing rehabilitation funds with owners' contributions and State Construction Training Program funds. For qualified homeowners, the City referred the applicants to Alamance County Community Services Agency's weatherization and other programs. The agency weatherized 42 homes in Alamance County during the year. For energy crisis intervention or replacement of heating systems, the City also referred homeowners to the agency for assistance if funds were available. The agency provided energy crisis assistance for 2,908 households and repaired or replaced heating systems for 20 households.

To meet the needs of persons with special needs, the City worked with other agencies to provide housing options. Staff also served as member of the Alamance County Interagency Council for Homeless Assistance to identify housing needs and options for the homeless, to plan projects and to assist with funding applications.

b) Fostering Affordable Housing

All of Greensboro's HOME program funds and 34% of its CDBG expenditures were directed toward assisting with developing or maintaining affordable housing units.

The City works closely with an extensive array of non-profit and for-profit housing developers to leverage Federal and City resources to achieve maximum benefit.

City of Burlington

Burlington used CDBG and HOME Program funds for housing projects, such as housing rehabilitations and down-payment assistance, during the program year. To further encourage the production of affordable housing for lower income first-time homebuyers, the City conveys, when available, City-owned lots to non-profits to construct houses.

The City follows an affirmative marketing policy for units assisted through its housing program, whatever the funding source.

c) Eliminating Barriers to Affordable Housing

The Consolidated Plan identifies four specific barriers to affordable housing within the City of Greensboro:

Limited Land and High Land Costs: Through its affordable housing development programs, the City provides funds to reduce the cost of land purchase and infrastructure development/ construction, which results in lower development costs, and thus lower sale prices and contract rent. Greensboro is also encouraging non-profit developers to explore rehabilitation and infill development as an alternative to new fringe area construction. The City continues working with the Greensboro Habitat affiliate on Operation Infill (scattered site infill construction) and on plans for affordable single family and townhouse construction projects.

Low Density Zoning: Zoning for higher density continues to be a perceptual problem for neighborhoods. The City's new water and sewer boundary extension should in the near term expand the supply of developable land on the City's periphery, but siting multi-family or more compact single family development remains challenging.

Development Fees: The City continues to waive or reduce the Capacity Use Fee normally charged to all new development for new affordable housing units that are built, including both rental and owner-occupied units.

Housing Condemnation Procedures: The Minimum Standards Housing Commission with the strong assistance of the Greensboro Housing Coalition's Safe and Healthy Housing Campaign has taken an aggressive approach to meeting the Minimum Housing Code. The overall stock of vacant and boarded up houses has been reduced citywide as a result.

Additionally, the Rental Unit Certificate of Occupancy ordinance implemented by the Local Ordinance Enforcement division became fully enforceable in January 2009. This program proactively addresses the issue of substandard rental units.

City of Burlington

In its Action Plan, Burlington proposed to undertake several actions to moderate any negative effects of its public policies. These proposed actions were as follows:

- Ensure City regulations provide sufficient land use and density categories to allow the development of various housing types, including affordable housing, and avoid requirements that could produce discriminatory patterns.
- Encourage affordable housing development by funding infrastructure projects or, when feasible and eligible for HUD funding, sharing the cost for infrastructure development with a non-profit or other public entity.

d) Filling Gaps in the Local Institutional Structure

Throughout FY 2008-09, City and County government, non-profit homebuilders, private developers, grant-making foundations, the Greensboro Housing Authority and other organizations provided a wide range of services. All the entities partner in working to meet housing needs.

Two areas were evaluated and addressed in the area of homelessness prevention services.

First, an annual contractor evaluation process was implemented to obtain feedback from contractors and develop a fund allocation policy proposal that could broadly be perceived as fair and equitable. Agencies and HCD staff met one on one then had several collective workshops. The Community Resource Board adopted the fund allocation policy that the agencies and staff proposed.

Second, the decline of the economy presented increased needs for homelessness prevention services including emergency financial assistance and emergency shelter.

INCREASE IN EMERGENCY ASSISTANCE SERVICES

The 2008-09 Annual Plan allocated \$494,520 for homelessness prevention services through the annual RFP process. As the economy worsened, homelessness prevention service providers sought additional funds from the community to fill unmet basic needs. The Community Foundation of Greensboro and the United Way of Greater Greensboro implemented the fund raising campaign, "Operation Greensboro Cares". Through Operation Greensboro Cares funds, City administered emergency assistance contracts were increased by \$140,000. As a result, 1300 people were served with community funded emergency assistance through City contracted non-profit agencies. These additional funds continued to serve largely extremely low and some very low income people and expanded the use of emergency assistance to include mortgage assistance in some cases.

To further increase the ability of emergency assistance service providers to respond to citizens, the City completed technical development of an extranet web tool that enables the Guilford Congregational Assistance Network, a network of the Guilford County Department of Social Services, City funded emergency assistance providers, and local congregations, to collaboratively assemble emergency assistance packages via web access to available resources and related communication tools.

The web site is technically supported by City Housing and Community Development and Information Technology staff. The GCAN Web Site will move from pilot mode to live mode in 2009-10.

INCREASE IN EMERGENCY SHELTER SERVICES AND FACILITIES

The Greensboro City Council took steps to meet needs identified in the 2005-09 Consolidated Plan by appropriating \$200,000 for the Community Foundation of Greensboro to assist with start up of the Interactive Resource Center, a day center for homeless people. \$30,000 was subsequently designated to allow for program development through shelter operations.

The Housing and Community Development Department provided an additional \$15,000 operations grant to contract with the Community Foundation of Greensboro in a partnership with the Interactive Resource Center, a temporary emergency day shelter for people who are homeless or at risk of homelessness that was established in December of 2008 by local volunteers. Additional funds were provided to the IRC by local foundations and private contributions. The IRC served 469 people from December 2008 through June, 2009.

A substantial building suitable for conversion to a permanent day center facility was donated to the Community Foundation by a local family. The IRC is currently seeking additional fund sources for ongoing operations and building renovations.

Five congregations in Greensboro and one in Pleasant Garden opened winter emergency night shelter services through the WE (Winter Emergency) Shelter Initiative, spearheaded by Greensboro Urban Ministry and supported with \$92,000 through Operation Greensboro and additional private contributions. Each congregation sheltered approximately 20 people nightly from December 2008 through March 2009.

e) PHA Participation

Greensboro Housing Authority

The City of Greensboro and the Greensboro Housing Authority (GHA) enjoy a strong collaborative history of making affordable housing opportunities available to residents. GHA's Executive Director serves as an ex-officio member of the City's Community Resource Board. This relationship helps foster ongoing coordination between local efforts to address the community's affordable housing needs.

The City contracts with GHA to administer its City-funded housing vouchers and has partnered with GHA to build affordable rental units in mixed-income developments.

Since 1941 the Greensboro Housing Authority (GHA) has played a key role in providing affordable housing options for low and moderate-income citizens of Greensboro, North Carolina. GHA currently manages 2,344 public housing units in 19 different communities scattered throughout the city.

Public Housing Improvements

GHA works to continually maintain and improve its public housing communities. The second phase of Hampton Homes is currently undergoing a renovation and modernization project that is scheduled for completion in May of 2010. The project includes the demolition of four buildings, the conversion of 14 five-bedroom units to 14 two-bedroom and 14 one-bedroom units, and the addition of a newly constructed maintenance building. The site improvements are newly designed exterior facades and reconstructed interior improvements. Interior renovations includes the replacement of tile floors on the first level; refinishing hardwood floors on the upper level; the installation of double thermo-pane windows, double stainless-steel sinks and oak cabinetry; the expansion of a laundry room; a sitting room in the master bedroom and the addition of washer/dryer connections and central air conditioning.

Greensboro Housing Authority was awarded \$5.5 million dollars in stimulus funds from the American Recovery and Reinvestment Act (ARRA) which will be utilized in the modernization of Claremont Courts and the Claremont Courts community building.

The installation of a new roof at Claremont Courts has been completed as well as the expansion of the concrete drive. Also, the installation of the HVAC has been completed at the Hall Towers community.

Upgrades were also completed this year to add additional parking spaces to the parking lot at Ray Warren Homes, repaved the parking lot at Lakespring and Woodland Village and install a dumpster pad at Woodland Village. In addition to these upgrades, all rear wooden steps have been replaced, and privacy fences were also installed which added to the landscape at Woodland Village. The sidewalks were repaired or replaced at Smith Homes, Baylor Courts, and Laurel Oaks communities. Greensboro Housing Authority also installed condenser guards and covers at Abby Court and Woodland Village. At Laurel Oaks community, removed and replaced all the bedroom closet and laundry room doors, which included the removal and replacement of four (4) pantry doors in handicap-accessible units.

Exterior window security screens were installed at recently acquired Abby Court community. At Smith Homes community all of the T-111 siding was replaced that was located behind the electrical meters. All of the metal handrails and guardrails at the Hickory Trails community have been repaired, replaced and painted. Also, GHA replaced all the wooden mechanical and storage doors with metal doors at the Lakespring community.

GHA has replaced all fire alarms and smoke sensors equipment at Gateway Plaza and Hall Towers. The mechanical and storage room doors and the patio concrete slabs were replaced at Hall Towers. Hall Towers had new window screens installed, and all the blinds at Gateway Plaza have been removed and replaced with new vertical blinds.

Resident Initiatives

During the 2008-09 program year, GHA offered many programs and activities to its clients. The Family Self-Sufficiency (FSS) and Resident Opportunities and Supportive Services –

Resident Service Delivery Model-Family (ROSS-RSDM) programs coordinate education, training, and job placement to help clients obtain meaningful employment, develop a savings account, and become economically self-sufficient. The Public Housing Family Self-Sufficiency (PH-FSS) assists public housing clients in obtaining community assistance for education, training, and job placement to help clients obtain self-sufficiency. The ROSS-Homeownership program assists families in becoming financially stable and purchase their own home. The ROSS Neighborhood Networks (NN) program provides computer training, job training, and computer access.

Participation has been high for GHA programs. The ROSS-RSDM Family program currently has 54 participants who have accomplished much including eleven completing Goodwill's Employment works program, three completing Warehouse Distribution job training, twelve enrolled in degree programs, nine completing CNA training, eight completing Active Parenting classes, seventeen enrolled in GED classes, and many other accomplishments. There are 72 clients in the PH-FSS program who are actively pursuing the goals of their Individual Training and Service Plan. The FSS Coordinator, in conjunction with the ROSS-RSDM Coordinator, has had 13 participants enrolled in and complete Goodwill's Employment Works Program, six participants completed the Welfare Reform Liaison Project Warehouse Distribution job training and three participants are currently enrolled, seven participants completed job preparedness programs, three completed job-training programs, twelve enrolled in degree programs, and twenty-three enrolled in GED and high school diploma programs. There are 86 FSS clients who have listed homeownership as a goal, and 42 have established a positive escrow balance, leading six families to purchase their own home. The NN program has assisted its clients by helping 80 complete the "Office Technology Basic Skills" training, 74 enroll in the GED program and 17 currently attending GED classes, 34 complete job readiness training, 22 complete homework assistance, and eleven register for the summer reading program.

GHA partners with the Greensboro Police Department and GHA residents in the Police Neighborhood Resource Center (PNRC) program to reduce crime in its communities. GHA's four largest public housing communities and one of its elderly communities contain PNRCs, and each PNRC is staffed by a manager and two police officers.

There are several GHA programs available to serve the youth in the communities. Operation Smart Choices is an anti-substance abuse and anti-gang health initiative in which youth express their experiences with these problems through writing and performing a play. Funded by the Governor's Crime Commission, the program currently has 38 youth enrolled from a variety of communities and from the Housing Choice Voucher Program. GHA youth also participate in the drug-free PHASAC Basketball League, Boy Scouts and Girl Scouts, and in Salvation Army Boys and Girls Clubs.

Housing Choice Voucher Program

Formerly called the Section 8 program, the Housing Choice Voucher (HCV) program is a federally-funded rental assistance program that assists low-income families in renting affordable, decent, and safe housing in the private market. Currently, the program has 2,963 vouchers assisting 6,701 clients by paying landlords the difference between 30 percent of adjusted family income and the public housing authority determined payment standard or the gross rent of the unit, whichever is lower. The HCV program serves 1,475 disabled clients, 525 elderly clients, and 178 homeless adults and children through a variety of special programs.

GHA offers many programs to its HCV clients:

- The Family Self-Sufficiency program provides opportunities for HCV participants to become self-sufficient within 5-7 years by assisting them in obtaining employment, continuing education, developing savings, managing money, counseling, and homeownership. In the last five years, over 300 families have become self-sufficient through this program and over 40 families have purchased homes.
- The “Welcome Home” Homeownership program equips individuals with the tools to purchase their first home by partnering with counseling agencies, realtors, lenders, and builders. The program addresses credit issues, budgeting and financing techniques, and reviews the home buying process. In the last five years, over 300 families have received training and counseling in the program, and 72 families have purchased homes.
- The Housing Opportunities Supportive Housing program serves homeless disabled families by providing housing and supportive services including counseling, case management, life skills, and parenting skills training. 42 adults and 25 children are currently participating in this program.
- The Housing Opportunities for Persons with AIDS (HOPWA) program serves persons with HIV/AIDS and their families by providing housing and referrals through Triad Health Project. There are currently 33 families receiving assistance under this program.
- The Disaster Housing Assistance program provides clients with up to 16 months of temporary housing assistance for families displaced by hurricanes Katrina and Rita. The program provides case management, financial training, job training, education, and other supportive services to participants. The program will end on October 31, 2009 – seven families have been transitioned to the regular voucher program while two will continue to receive assistance through October 31st.
- The Shelter Plus Care program provides assistance to homeless persons with disabilities through a combination of programs, including the following:
 - The Home at Last program serves 18 homeless and disabled families with physical, mental, or substance abuse disabilities. The program enables participants to secure permanent housing and gain stability while receiving intense case management through partner agencies.
 - Homeless women recovering from substance abuse are served through Mary’s House, which provides counseling, case management, and parenting skills training. Supportive services are also provided to the children of participants. 34 women and 53 children are currently participating.
 - The Grace Homes program serves chronically homeless single adults with physical, mental, or substance abuse disabilities. The program is designed to enable participants to secure permanent housing and gain stability while receiving case management services. Currently, four adults are being assisted, and two participants have maintained their housing in excess of eighteen months.

- Sheltering the Homeless is a non-traditional model of permanent housing that demonstrates sensitivity to the special needs of homeless individuals with mental health and substance abuse issues. It was developed from Guilford County's Ten Year Plan, and is crafted around strengthening the traditional housing and services while adding complementary elements, including Housing First and other permanent housing with varying levels of supportive services. Currently, four individuals are being served through this program.

Alamance County Public Housing Authority: Cities of Burlington and Graham

Two public housing authorities, Burlington Housing Authority and Graham Housing Authority, own and operate public housing units that are available to low and extremely low-income residents throughout Alamance County. Graham Housing Authority also administers a countywide Section 8 housing choice voucher program.

Public Housing Improvements:

Burlington Housing Authority (BHA) installed central heat and air conditioning systems (HVAC) in two complexes. BHA is installing HVAC systems in two additional complexes to be completed in 2009. Bid packages for installation of HVAC system in another complex are going out to contractors. Expected completion is the fall of 2009. In two complexes, BHA paved streets.

Burlington Housing Authority through collaboration with the City of Burlington enclosed ditches on properties in the Maplebrook and Willow Creek public housing complexes.

Resident Initiatives

During the year, Burlington Housing Authority (BHA) received a HUD Residents Opportunities and Self-Sufficiency (ROSS) grant and a Z. Smith Reynolds grant. ROSS funds efforts to coordinate with public and private agencies to empower residents through various programs. Through the Z. Smith Reynolds grant, BHA is organizing activities/programs to implement small business/employment efforts for its residents.

Graham Housing Authority (GHA) continued to train and encourage residents to participate on the Resident Advisory Board and in developing and managing programs and policies for the residents.

The public housing communities elected six (6) residents to serve on the Resident Advisory Board. During the year, the Resident Advisory Board spearheaded the following activities: sponsored a law enforcement workshop for landlords participating in the voucher program, and organized and sponsored the annual senior holiday dinner.

f) Lead-Based Paint Hazard Reduction

The City of Greensboro continued lead remediation through its third Lead Hazard Control Grant during the Fiscal Year (FY) 08-09. The grant will run through October 2010. Since its

beginning in late 2001, the lead program has worked with community partners to provide lead education and outreach to the public and identify homes with potential lead hazards. Applicants with young children are referred to the Health Department for lead blood screening. The program performs lead inspections and risk assessments on eligible homes and mitigates lead hazards when identified. From July 2008 through June 2009, 63 single family and 20 multi-family housing units were served by the program in Greensboro.

- 54 single family tenant-occupied units
- 10 single family owner-occupied units
- 7 single family vacant units
- 10 multi-family tenant-occupied units
- 0 multi-family owner-occupied units
- 10 multi family vacant units

Eighty-three (83) HUD lead funded units were counted as completed during the fiscal year with completed being defined as all unit-related funds expended during the reporting period. HCD staff and program partners continue to raise public awareness about lead hazards in homes and use available resources to mitigate lead hazards in eligible homes. In cooperation with HUD's Office of Healthy Homes and Lead Hazard Control, efforts will continue to focus on decreasing the incidence of elevated blood lead levels and lead poisoning in young children through raising awareness and making homes and rental properties lead-safe.

City of Burlington

On September 30, 2008 and May 6, 2009, the North Carolina Home Builders Association (NCHBA) sponsored a training class on lead safe work practices for their local construction training students and other interested contractors and sub-contractors. The trainer conducted the class for the participants to become certified to perform interim controls of lead-based paint hazards on housing rehabilitation jobs. Burlington provided the site for the two classes and helped to notify contractors about the availability of the training.

During the program year, prior to providing down-payment assistance to homebuyers, the City inspected any home built before 1978 for potential lead-based paint hazards and required actions to contain any potential hazard noted. Certified contractors completed either the required interim controls or abatement procedures to reduce the lead-based paint hazards during the rehabilitation of six (6) positive units. All of these units passed the clearance tests.

g) Anti-Poverty Actions

Most of the activities carried out with the city's allocation of federal grants have the positive impact of helping to reduce the burden of poverty within the Greensboro community. Greensboro's strategy has been to continue directing resources toward identifying and addressing the housing needs of homeless and near homeless persons, funding affordable development, and supporting economic self-sufficiency solutions such as job training and small business creation.

Anti-Poverty activities funded through the use of local Nussbaum Partnership funds and ESG funds include:

- ***The Servant Center*** - Servant House transitional shelter and housing facilities
- ***Family Service of the Piedmont*** – Shelter for battered women and their dependant minor children
- ***Mary's House*** – transitional shelter for women in recovery from substance abuse and their dependant minor children and emergency financial assistance for individuals and families.
- ***Greensboro Urban Ministry's Weaver House*** emergency shelter for men and women and emergency financial assistance for individuals and families.
- ***The Salvation Army*** Center of Hope emergency & transitional shelter for individuals and families and emergency financial assistance for individuals and families.
- ***Greensboro Interfaith Hospitality Network*** –a volunteer network of emergency shelter for families
- ***Malachi House*** – a transitional shelter for men recovering from substance abuse
- ***Room at the Inn of the Carolinas***– a residential program for expectant mothers, and their newborn and other dependant children
- ***Greensboro Housing Coalition*** -administers the Housing Hotline, NCHousingSearch.com; and Safe Homes programs
- ***Joseph's House***- a transitional shelter for young men targeting high school students
- ***Jericho House*** –a transitional shelter for ex-offenders re-entering the community
- ***Youth Focus*** – an emergency shelter for homeless minor children
- ***Interactive Resource Center***- a day center for homeless people
- ***Greensboro Housing Authority*** – administers tenant based rental vouchers
- ***Targeted Loan Pool Program*** – loans to new & emerging small businesses for capital upgrades

The decline of the economy presented increased needs for homelessness prevention services including emergency financial assistance and emergency shelter.

Increase In Emergency Assistance Services:

The 2008-09 Annual Plan allocated \$494,520 for homelessness prevention services through the annual RFP process. As the economy worsened, homelessness prevention service providers sought additional funds from the community to fill unmet basic needs. The Community Foundation of Greensboro and the United Way of Greater Greensboro implemented the fund raising campaign, "Operation Greensboro Cares". Through Operation Greensboro Cares funds, City administered emergency assistance contracts were increased by \$140,000. As a result, 1300 people were served with community funded emergency assistance through City contracted non-profit agencies. These additional funds continued to serve largely extremely low and some very low income people and expanded the use of emergency assistance to include mortgage assistance in some cases.

To further increase the ability of emergency assistance service providers to respond to citizens, the City completed technical development of an extranet web tool that enables the Guilford Congregational Assistance Network, a network of the Guilford County Department of Social Services, City funded emergency assistance providers, and local congregations, to collaboratively assemble emergency assistance packages via web access to available resources and related communication tools. The web site is technically supported by City Housing and Community Development and Information Technology staff. The GCAN Web Site will move from pilot mode to live mode in 2009-10.

Increase in Emergency Shelter Services and Facilities

The Greensboro City Council took steps to meet needs identified in the 2005-09 Consolidated Plan by appropriating \$200,000 for the Community Foundation of Greensboro to assist with start up of the Interactive Resource Center, a day center for homeless people. \$30,000 was subsequently designated to allow for program development through shelter operations. The Housing and Community Development Department provided an additional \$15,000 operations grant to contract with the Community Foundation of Greensboro in a partnership with the Interactive Resource Center, a temporary emergency day shelter for people who are homeless or at risk of homelessness that was established in December of 2008 by local volunteers. Additional funds were provided to the IRC by local foundations and private contributions. The IRC served 469 people from December 2008 through June, 2009.

A substantial building suitable for conversion to a permanent day center facility was donated to the Community Foundation by a local family. The IRC is currently seeking additional fund sources for ongoing operations and building renovations.

Five congregations in Greensboro and one in Pleasant Garden opened winter emergency night shelter services through the WE (Winter Emergency) Shelter Initiative, spearheaded by Greensboro Urban Ministry and supported with \$92,000 through Operation Greensboro and additional private contributions. Each congregation sheltered approximately 20 people nightly from December 2008 through March 2009.

City of Burlington

Through its established programs and policies, the City strived to alleviate the impact of poverty and to reduce the number of households living below the poverty level. The City coordinated its efforts among public and private housing providers and health and human service agencies to meet its objectives. Activities pursued are as follows:

1. Supported and cooperated with other governmental entities, agencies and non-profit organizations providing programs and services for impoverished and low-income groups. Referred eligible individuals seeking assistance to appropriate agencies, such as Alamance County Community Services Agency, Graham and Burlington Housing Authorities, Loaves and Fishes (food ministry), Allied Churches, Salvation Army and the

Ministerial Alliance, etc. (Refer to discussion in section on institutional structure and coordination efforts.)

h) Local Monitoring and Compliance

The CDBG, HOME, Section 108 and ESG programs have income and other Federal requirements that need to be implemented and monitored. Several City of Greensboro staff persons are assigned to various projects and programs.

These staff persons are responsible for collecting data from sub-recipients and contractors to verify that funds are being spent in compliance with the regulations. The City of Greensboro employs an Internal Auditor specifically dedicated to additional monitoring of programs and expenditures to assure that all programs and fund recipients remain in compliance with regulations.

HCD and Internal Audit staff produce close to 100 programmatic and financial review reports annually along with approximately 50 site visits.

In accordance with CPD Notice 03-09 the City maintains a performance management system that incorporates the elements encouraged in Appendix C of that document.

City of Burlington

Throughout the program year, the City of Burlington conducts monitoring reviews of the HUD-funded programs, including its public services projects and CHDO's projects, to ensure compliance with the required regulations, statutes, procedures, standards, and affordability. During the year, the City periodically reviews and assesses the available resources, expenditures and accomplishments to determine whether the planned activities are effectively meeting the City's goals and objectives.

1.6 Affirmative Marketing Plans

The Affirmative Marketing policy is designed to reach both mainstream and under-served populations. The policy's goal is to provide information and attract eligible persons to affordable housing. All rental properties that have a HOME or CDBG investment are monitored annually and the marketing practices are reviewed. This is then included in the property report.

1.7 Leveraging Resources

Greensboro's leveraging total is much lower this year due to several major projects which will not be complete until 2009-10. We have leveraged \$.52 of other Federal, State and local funds for every \$1 of CDBG and HOME funds expended.

City of Burlington

During program year 2008-09, the City leveraged various other public and private resources to address the proposed housing and community development activities in its Consolidated Plan. Burlington continues to leverage approximately \$2.00 for every \$1 of HOME funds expended.

1.8 Summary of Citizen Comments

Greensboro:

Greensboro's Community Resource Board (CRB) held a public hearing on the FY 2008-09 CAPER during its regular meeting on September 17, 2009. Notice of the hearing appeared in the September 7th edition of the *News and Record*, and in the local weekly paper, the *Carolina Peacemaker*. Housing and Community staff presented an overview of program performance and addressed questions from board members. No members of the public made comments on the CAPER.

Burlington:

On September 15, 2009 the City of Burlington held a public hearing for citizens' comments on the FY 2008-09 CAPER. The advertised public comment period ran from September 3rd -17th, 2009. No members of the public made comments on the CAPER.

1.9 Self-Evaluation

Greensboro's Dept. of Housing and Community Development works in conjunction with the City Council appointed Community Resource Board (CRB) to address goals adopted in the Five Year Consolidated Plan. The City of Greensboro and Consortium member communities establish annual goals with the help of interested residents who participate in developing each year's Annual Plan. The process is open and invites community participation throughout.

Periodically staff will apprise the CRB of progress being made toward meeting Consolidated Plan goals. It is especially important now, given the tough economic times, that the Consortium have adequate funding to keep providing the types of programs and services listed below that help residents earning low and moderate incomes secure affordable housing and access programs and services that promote decent, safe, and sanitary housing.

The past year was marked by continued progress in improving the condition of existing housing units, providing for new housing opportunities, and addressing specific needs in neighborhoods. During the program year Greensboro staff facilitated a collaborative effort to update the Analysis of Impediments to Fair Housing Choice. The resulting recommendations can serve the community in moving closer to assuring fair housing choice for all.

In the area of homelessness prevention services, a contractor partnership evaluation process was developed and implemented to obtain feedback from contracted agencies and to develop an annual fund allocation process that could be broadly perceived as fair and equitable. Through one-on-one meetings followed by several collective workshops, agencies and staff developed a fund allocation policy proposal that was adopted by the Community Resource Board. This collaborative process may be used in the future to enhance other policy development areas.

The overall accomplishments in each grant program area are detailed in the individual narratives throughout the CAPER. The overall goal of each program – to provide safe, decent and affordable housing to low-moderate income residents – has been met or surpassed. Staff of the Guilford County Health Department who partner with the City of Greensboro in delivering the Lead Safe Housing Program report a markedly reduced number of incidences of elevated levels of lead in children. They attribute this to the concentrated effort over the last several years to address lead paint in homes and to promote lead-safe housing throughout the community.

City of Burlington

In the 2009 program year, the City successfully addressed its five-year goal to provide decent and affordable housing to low and moderate-income families by rehabilitating houses and providing homebuyer assistance. At the end of the year, the City had completed the rehabilitation of twelve (12) units. The City had selected five (5) houses to bid out pending completion of the legal work and work specifications/lead-based paint assessments. Over a four-year period, the City rehabilitated 44 units, meeting 88% of the overall five-year goal of rehabilitating 50 units.

Using American Dream Down-payment Initiative (ADDI) funds, the City provided down-payment assistance to nine (9) first-time homebuyers. The City surpassed its proposed annual goal to provide down-payment assistance to two (2) first-time homebuyers during the 2008 program year. Over a four-year period, the City has assisted twenty-three (23) first-time homebuyers purchase homes – 230% of its five-year goal to assist ten (10) homebuyers.

Affordable Housing:

Two affordable rental projects totaling 112 units are under construction and scheduled for completion during the 2009-10 year.

Due to cutbacks in available funding through NCHFA, two additional rental projects funded in 2008-09 were unable to secure tax credit commitments. The HOME funds awarded to those projects will be rescinded and will be re-allocated in the 2009-10 request for proposals process.

Greensboro's primary non-profit homebuilder, Habitat for Humanity is actively building an attached housing development in the Eastside Park neighborhood and on scattered lots under the Operation Infill program. They are also increasing their focus on maintenance by assisting existing Habitat homeowners with repairs and maintenance education.

Housing Greensboro, another non-profit homebuilder, expanded its capacity for repair and rehabilitation during the year, adding a mini-repair program and a work mentorship and training program for homeless individuals. Housing Greensboro is expected to fill a strong need in the community for smaller scale emergency repairs and purchase/rehabilitation/resale projects.

Greensboro continued to meet all goals and objectives for the Lead-Safe Housing Program. During the past year 71 housing units were completed.

7 first-time homebuyer second mortgages were provided through the Greensboro Affordable Home Loan Initiative (GAHLI) Program. No new funds were budgeted in 2008-09. However we are in the planning process for use of the City voter-approved Housing Bond funds for homebuyer assistance. The City's Housing Counselor will continue to provide loan counseling and underwriting services for the homebuilding program underway in the Willow Oaks project.

Homelessness Prevention:

Implementation of the 10 Year Plan to End Chronic Homelessness continues with housing for chronically homeless and mentally ill individuals being moved to stable permanent supportive housing. HUD also approved a county-wide 2008 Continuum of Care grant in the amount of \$1,236,264 supporting 14 projects. New projects include Open Door Ministries' Permanent Supportive Housing Project.

Burlington

The City of Burlington continued to work with local agencies to provide a network of services and housing options for homeless individuals and homeless families with children.

The existing housing and service providers continued to address the needs of the homeless and potentially homeless during the program year. Local non-profits, Allied Churches of Alamance County and Family Abuse Services, operated emergency shelters and provided supportive services for the homeless. Residential Treatment Services provided emergency or crisis beds and transitional housing for substance abusers or the mentally ill.

Neighborhood Revitalization:

Revitalization of low and moderate income and inner-city neighborhoods continues to be a core activity of Greensboro's program. During the past year, comprehensive revitalization work was underway in the Arlington Park, Eastside Park, Gorrell Street, Ole Asheboro, South Elm Street, and Willow Oaks neighborhoods.

Final planning for a major new mixed-use project is still underway in **Ole Asheboro**. Self-Help CDC has three homes under construction on lots provided through the redevelopment project. This home building program is still making good progress given the overall housing market, but sales are slow.

One rehabilitated home continues to be for sale in the **Arlington Park** neighborhood. The City is partnering with Preservation Greensboro Inc. to market a second historic home in need

of renovation but interest is low at this point in time.

The **Willow Oaks** HOPE VI project is now roughly 60% built-out. Homebuilding is in progress on the Phase II site assembled by the Redevelopment Commission, although the national slowdown in the housing market has also impacted home sales in this project. This 180 unit phase includes detached and attached units for sale. Sixteen single family homes have been sold and another ten are under construction in this phase. One additional homebuilder has been added, so two builders continue to work on single family housing. Planning work continues for the Village Center phase and on plans for development along McConnell Road, west of Willow Oaks, and along South English to the north. All phases of this project should be underway during the 2009-10 year.

The **South Elm Street Brownfield Redevelopment Project** continued to progress during the year. All structures have been demolished and a Request for Proposals for remediation work is planned for summer of 2009.

Construction of two houses is pending in the **Gorrell Street** neighborhood. The builder has asked to postpone construction start until he has committed buyers for the homes.

Construction of a 20-unit townhouse community being developed by Habitat for Humanity in the **Eastside Park** neighborhood is underway, with six units built and occupied. Construction on the second string of units is scheduled to begin in fall of 2009. The Redevelopment Commission conveyed three lots in this community to Youth Focus for development of a maternity home for teenage mothers and their children.

Economic Development:

Interest continued in the **Targeted Loan Pool Program** and one new loan was approved. This loan provided \$200,000 for a local printing company to purchase their building and continue operating in Greensboro rather than relocating to New Jersey. City staff and our community economic development partners have been engaged in talks regarding revising the loan participation agreement with our participating banks to broaden the types of loans that can be considered. Three candidates are working on completing applications and are targeting submitting their projects for consideration by August 1st.

Others are working with our community partners to complete business plans and/or on improving their personal credit score. Several new loan approvals will be needed during the coming year to warrant continuation of this program. The program provides low interest business loans in partnership with a consortium of local private lenders. Eight loans have been approved to date using \$439,365 of CDBG funds. This funding leveraged \$659,047 of private funds.

The City continues to work on predevelopment for the **Bessemer Shopping Center** in northeast Greensboro. Construction of a new branch library on the frontage property is scheduled to begin in early fall 2009. During 2009-10 the City will solicit development proposals for the renovation of the existing building and construction of new affordable housing units on the site.

On February 1, 1960, four freshmen attending North Carolina A&T State University launched

the sit-in movement that was a major component of the United State's civil rights movement of the early 1960s. To commemorate their actions, the International Civil Rights Center & Museum is being established on the very site of that original sit-in. In 2007, City Council approved a funding commitment of \$750,000 for eligible construction work on the Museum to be paid out over three years from CDBG entitlement funds. The first expenditure of funds was made in August of 2009.

Progress towards Expenditure and Accomplishment Goals

Greensboro continued in 2008-09 to meet HUD's expenditure and funding commitments goals for the CDBG and HOME Programs. The City has an active monitoring plan to ensure that funds are expended in a timely manner, including provisions in all contracts with sub-recipients and contractors mandating performance within prescribed time periods.

2. CDBG Narratives

CDBG Funds at 6-30-09:

| | Budget | Total Expended - Prior years | 08-09 Expense | Total Expended All Years | Encumbered | Balance |
|----------------------------------|-------------------|---|--------------------------|---|-------------------|------------------|
| Total 03-04 | 2,139,918 | 1,955,872 | 12,710 | 1,968,582 | 3,200 | 168,136 |
| Total 04-05 | 1,771,095 | 1,545,230 | 3,849 | 1,549,079 | 21,525 | 200,491 |
| Total 05-06 | 917,855 | 862,800 | 43,465 | 906,265 | 3,000 | 8,590 |
| Total 06-07 | 2,233,072 | 1,657,079 | 378,686 | 1,657,079 | 4,283 | 193,023 |
| Total 07-08 | 1,803,642 | 1,214,901 | 260,369 | 1,475,270 | 78,904 | 249,467 |
| Total 08-09 | 2,541,837 | - | 1,707,903 | 1,707,903 | 206,421 | 627,514 |
| Total Active Programs | 11,407,419 | 7,235,882 | 2,406,983 | 9,264,179 | 317,333 | 1,447,221 |

Relationship of CDBG Expenditures to Plans and Strategies

In conformance with the City's Consolidated Plan, a majority of CDBG expenditures have been in support of neighborhood revitalization, housing rehabilitation and economic development activities serving low and moderate income persons. 52% of CDBG expenditures were for neighborhood revitalization activities primarily in the Willow Oaks, Arlington Park and Ole Asheboro revitalization areas. 34% went towards the rehabilitation and repair of low and moderate income owner-occupied and renter-occupied housing units.

8% of CDBG expenditures supported economic development strategies for the Targeted Loan Pool program and the International Civil Rights Center and Museum.

2.2 Changes in Priorities and Objectives

There were no changes in priorities and objectives during the 2008-09 year.

2.3 Accomplishments vs. Planned Activities

In Greensboro's neighborhood revitalization program, single family home construction was slower than hoped due to the overall housing industry slowdown. However, construction and sale of homes did continue in Willow Oaks and Ole Asheboro. The participation of Self Help CDC in new home construction and sales in Ole Asheboro gave a significant boost to efforts in that community.

Economic development activities in the South Elm Street project and the Bessemer Shopping Center proceeded as planned. One new loan was made through the Targeted Loan Pool Program and further assessment of that program will be undertaken during the current year. The first expenditure of funds for the International Civil Rights Center & Museum was made in August of 2009.

The number of low and moderate income homeowners who were provided comprehensive rehabilitation assistance increased from the prior year. Additional work continued in other programs, including Emergency Repair, Urgent Repair and Handicap Accessibility Loans. The Lead-Safe Housing Program met all targeted accomplishment levels.

Neither actions nor lack of action during the year hindered in any way the accomplishment of Consolidated Plan goals.

2.4 National Objectives

All activities undertaken met one of the National Objectives for the CDBG Program.

2.5 Displacement Due to Acquisition, Rehabilitation or Demolition

In carrying out relocation activities the City of Greensboro follows all URA requirements for notification, determination of eligibility, and calculation of moving payments, RHP and 104(d), where applicable. The City's Housing & Community Development Department manages all CDBG-required relocations in house.

2.6 Economic Development

The City's Targeted Loan Pool Program, approved November 11, 2003, has secured partnerships with eight local lenders who provide 60% of the loan pool funds. To date eight business loans have been made. Three new applications are in-process and expected to be received in early August. The loans approved to date total \$1,098,412 with \$439,365 funded from CDBG funds and the remaining \$659,047 funded by private banks. In excess of 132 new full- and part-time jobs were created by the eight businesses opened or expanded as a result of funding obtained from the Targeted Loan Pool.

In 2007, City Council approved a funding commitment of \$750,000 for eligible construction work on the International Civil Rights Center & Museum to be paid out over three years from CDBG entitlement funds. The first expenditure of funds was made in August of 2009.

2.7 Limited Clientele Activities

No activities to report.

2.8 Program Income

Program income earned during the year totaled \$491,281. Most of this amount resulted from mortgage collections from the Citywide Homeowner Rehabilitation Program. All CDBG program income is allocated for additional CD-eligible activities as part of the City's annual planning process.

2.9 Rehabilitation

Homeowner and tenant rehabilitation programs conducted used the following funding sources: CDBG, HOME, HUD Lead Grant, Duke Energy Home Loan Program, NCHFA Urgent Repair, and NC Scattered Site Housing Rehabilitation. Duke Energy is used in conjunction with Federal program funds; Urgent Repair is used in conjunction with locally funded projects; and Scattered Site is administered on behalf of Guilford County to serve eligible rehabilitation projects county-wide.

2008-09 Rehabilitation Accomplishments

Fund sources were expended on completed rehabilitation activities in FY 08-09 as follows:

| FUND SOURCE | \$ SPENT | UNITS COMPLETED WITH FUND SOURCE | UNITS COMPLETED BY UNIQUE PROGRAM |
|------------------------|--------------|----------------------------------|-----------------------------------|
| CDBG | \$424,057.79 | 74 | 74 |
| HOME | \$225,775.64 | 5 | 5 |
| Lead Grant | \$936,848.76 | 58 | 3 |
| Duke Energy | \$45,133 | 4 | 4 |
| Urgent Repair NCHFA | \$68,553 | 7 | 7 |
| Scattered | \$174,398 | 4 | 4 |

| | | | |
|---------------|--------------------|------------|-----------|
| Site | | | |
| SFR | 0 | 0 | 0 |
| Local Funds | | | |
| Totals | \$1,844,766 | N/A | 97 |

These accomplishments also served to increase property tax values. The initial value of these properties was \$6,668,201.16. Upon completion of the rehabilitations, property values increased by \$467,693, or approximately 7.5%, to a total estimated value of \$6,668,201.

Rehabilitation Work Management System and Reporting Database

The database system that was implemented in 2007-08 continues to be used as a rehabilitation work management and reporting tool for all rehabilitation projects.

2.10 Neighborhood Revitalization Strategy

The City of Greensboro continues to focus its CDBG program on the comprehensive revitalization of low and moderate income neighborhoods.

Last year's activities were located in five neighborhoods: Arlington Park, Eastside Park, Ole Asheboro, South Elm Street, and Willow Oaks.

A summary of accomplishments follows:

- Arlington Park: Continued marketing with Preservation Greensboro's Development Fund the house at 1220 Randolph Ave.; Continued marketing the house at 1600 MLK, Jr. Dr.
- Eastside Park: Habitat for Humanity completed construction of six of 20 townhome units, their first attached housing project.
- Ole Asheboro: Self-Help CDC began construction of three homes; continued marketing remaining 18 vacant lots; negotiations continued with two property developers for development activities in the MLK North Initiative area. Continued engineering studies for the Downtown Greenway project.
- Willow Oaks: ten homes were under construction in Phase II. Phase II infrastructure project was completed. One additional builder was selected to build detached and attached for-sale homes.
- South Elm Street: Completed demolition of 10 buildings.

3. HOME Narratives

| | Budget | Total Expended Prior Years | 08-09 Expense | Total Expended All Years | Encumbered | Balance |
|-----------------------|-----------|----------------------------|---------------|--------------------------|------------|-----------|
| Total Greensboro | 7,109,462 | 1,775,200 | 1,616,530 | 3,391,730 | 498,666 | 3,219,066 |
| Total Guilford Co | 1,046,970 | 44,290 | 72,074 | 116,364 | 0 | 930,606 |
| Total High Point | 713,390 | 360,633 | 0 | 360,633 | 0 | 352,757 |
| Total Burlington | 521,750 | 156,708 | 318,190 | 474,897 | 0 | 46,853 |
| Total Alamance | 286,786 | 126,587 | 145,719 | 272,306 | 0 | 14,480 |
| Total Active Programs | 9,678,358 | 2,463,417 | 2,152,513 | 4,615,930 | 498,666 | 4,563,762 |

3.1 Distribution of HOME Funds Expended in 2008-2009

The Greensboro/Guilford/Burlington/Alamance Housing Consortium Agreement uses a method of allocation based on community needs in order to ensure that the funds are allocated based on those community needs. These criteria include a ratio of vacancy in adjusted rental units at or below the poverty level, the number of occupied rental units with deficiencies, rental units built before 1950 occupied by poor families, relative cost of producing housing for the jurisdiction, and number of families at or below the poverty level. The current percentage allocations are 69.5% Greensboro, 8.7% Guilford County, 14.6% Burlington and 7.2% Alamance County.

Greensboro, Burlington, Guilford County and Alamance County are all undertaking HOME funded activities on a community wide basis. These activities are based on client income eligibility to ensure that low and moderate-income households are being served.

The 2005-2009 Consolidated Plan includes the following as high priority needs:

- Affordable rentals for low income persons
- Affordable homeownership
- Transitional housing and homelessness prevention
- Completion of planned neighborhood revitalization activities
- Increased availability of job training & business development services to low wealth communities

Rental housing development (35%) led HOME Program Consortium expenditures, followed by single-family homeownership development (22%) and Owner-occupied housing rehabilitation (15%). **Burlington's** HOME expenditures were strongly concentrated in owner-occupied rehabilitation activities (90%). **Greensboro** spent its HOME funds on a mix of rental development (47%), single family homeownership activities (27%) and housing rehabilitation (14%). **High Point** did not have any Greensboro Consortium HOME expenditures in FY2008-09. The lack of expenditures, as well as commitments, has been a problem for the Consortium

since High Point chose to leave it in FY2004-05.

3.2 HOME Program Expenditures

| HOME Expenditures for Housing Activities | Alamance | Burlington | Greensboro | Guilford | High Point | Total |
|---|---------------------|---------------------|-----------------------|--------------------|-----------------------|-----------------------|
| SF | | | | | | |
| Homeownership Development | \$10,000.00 | \$26,779.00 | \$436,736.09 | \$4,500.00 | \$0.00 | \$478,015.09 |
| Rental Housing Development | \$0.00 | \$0.00 | \$765,908.24 | \$0.00 | \$0.00 | \$765,908.24 |
| Rehabilitation | \$88,374.00 | \$229,774.64 | \$225,425.64 | \$0.00 | \$0.00 | \$543,574.28 |
| Neighborhood Development | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| CHDO Operations | \$0.00 | \$0.00 | \$27,460.18 | \$0.00 | | \$27,460.18 |
| CHDO Project assistance | \$34,129.50 | \$66,134.00 | \$0.00 | \$0.00 | \$0.00 | \$100,263.50 |
| Administration | \$13,214.86 | \$22,280.90 | \$160,999.53 | \$67,574.15 | \$0.00 | \$264,069.44 |
| Total Expenditures from all Sources | <u>\$145,718.36</u> | <u>\$344,968.54</u> | <u>\$1,616,529.68</u> | <u>\$72,074.15</u> | <u>\$0.00</u> | <u>\$2,179,290.73</u> |
| *Includes Program Income | \$0.00 | \$46,285.21 | \$83,874.00 | \$0.00 | \$0.00 | \$130,159.21 |

3.2 HOME Match Report

A copy of the HUD-40107-A report is enclosed.

3.3 HOME M/WBE Report

A copy of the HUD-40107, Annual Performance Report, Part III is enclosed.

3.4 On-site Inspections of Rental Units, Affirmative Marketing and MWBE Outreach

When a draw is requested from any lender during construction, the City of Greensboro rehab staff reviews the schedule of values related to the payment and visits the site to ascertain that the work is completed in a workmanlike manner.

Once completed, HOME-funded rental projects are inspected by HCD staff according the HUD prescribed frequency to validate their standard condition; occupancy by HOME eligible residents is reviewed at the project site. The City's Rehabilitation Supervisor makes the site inspection and the Internal Audit Department reviews property financials. Only minor repairs have been noted in most projects.

Policies are in place within the Consortium to address affirmative marketing and MWBE outreach. Compliance monitoring is part of the ongoing monitoring plan.

3.5 HOME Program Income

Program income earned during the year totaled \$130,159 for the Consortium, \$83,874 Greensboro and \$46,285 for Burlington.

Program income is mainly generated from the repayment of principal and interest from the Consortium-wide Homeowner Rehabilitation Program and the Homebuyer Assistance Program. Guilford County received no program income during FY2007-08. All HOME program income is allocated for additional HOME eligible activities as part of the Consortium's annual planning process.

4. HOPWA Narrative

Due to changes in the regional Metropolitan Statistical Area definitions, the Greensboro HOPWA EMSA no longer qualifies as a direct recipient of HOPWA funding. The HOPWA grants were closed out in FY 2006-07. Program activities are now funded through the NC State HOPWA program.

5. ESG Narrative

Mary's House and the Room at the Inn of the Triad received \$5,869 and \$78,116, respectively in Emergency Shelter Grant funds.

The grants, when combined with other Federal and private funding, helped the organizations provide a year's worth of shelter and services for 75 residents and children. Both agencies fulfilled multiple Consolidated Plan strategies and objectives.

Leveraging

These ESG funds were matched with \$361,536 in Nussbaum Partnership funds, leveraging at a rate of 23% or roughly \$4 in local funds for every \$5 spent in ESG funds.

6. Citizen Participation Requirements

6.1 Public Notice

A notice published in the *News and Record* on September 7, 2009 informed readers of the CAPER public hearing scheduled for September 17, 2009 and of the availability of draft copies of the CAPER at all Greensboro public library branches and on the Dept. of Housing and Community Development's website. The hearing was also advertised in the weekly *Carolina Peacemaker*.

6.2 Geographic Distribution

City of Greensboro

The City of Greensboro provides funding at three geographic levels. This includes citywide activities, targeted revitalization activities, and other activities focused on low income and minority areas. Citywide activities include the Citywide Housing Rehabilitation Program, Rental Housing Improvement Program, Emergency Shelter Assistance, Fair Housing, and Affordable Housing Development Programs.

Targeted revitalization activities: Arlington Park (CT 113), College Hill (CT 107.02), East Market Street (CT 110), Eastside Park (CT 111.01), Gorrell Street (CT 112), Rosewood (CT 103), Ole Asheboro (CT 112), Phillips/Lombardy (CT 127.06), Southside (CT 108.01 and 112) and Willow Oaks (CT111.01). Activities in addition to target area activities that focus on low income and minority areas include the Economic Development Loan Pool.

HOME Consortium

The Consortium agreement allocates funding based on specific criteria of need. Within the Consortium communities, HOME funded activities are based on client eligibility and are undertaken on a community wide basis. Significant resources have been focused within the City of Greensboro on the Willow Oaks HOPE VI project (Formerly the Morningside Homes/Lincoln Grove GHA public housing property), the City of High Point's West Macedonia Redevelopment project, and the City of Burlington's Apple Street Subdivision.

The City of Greensboro received HUD approval for designation of 4 areas for presumption of affordability under the HOME program: Eastside Park, Ole Asheboro, Arlington Park and Greater Glenwood.

6.3 Summary of Accomplishments

Copies of the Integrated Disbursement and Information System (IDIS) reports are attached.

2008-09 CAPER Contact:

Susan Crotts

Greensboro Housing and Community Development Department

City of Greensboro PO Box 3136 Greensboro, NC 27402-3136

Email: Susan.Crotts@greensboro-nc.gov Phone: (336) 373-4671